



Agenda Item Number: _____

BERNALILLO COUNTY BOARD OF COUNTY COMMISSIONERS

Meeting Date: March 28, 2006

Department: Zoning, Building & Planning **Staff Contact:** Adella Gallegos, Assoc. Program Planner

TITLE: CONSENT: Special Use Permit for a Specific Use for RV Storage and Special Use Permit for (RV) Overnight Campground (CSU-50024)

COUNTY PLANNING COMMISSION RECOMMENDATION:

APPROVAL

SUMMARY:

At the February 1, 2006 public hearing, the County Planning Commission voted (7-0) to recommend approval of a Special Use Permit for a Specific Use for RV Storage and an amendment to the existing Special Use Permit to include a club house on Tracts A and C, located at 13500 Central Avenue SW, approximately ½ mile west of Paseo del Volcan on the south Frontage Road off of I-40, containing approximately 19.68 acres. The decision was based on the following ten (10) Findings and twelve (12) Conditions:

Findings:

1. This request is for an Special Use Permit for a Specific Use for RV Storage and a Special Use Permit for (RV) Overnight Campground to include a club house on Tracts A & C, located at 13500 Central Avenue SW, containing approximately 18 acres.
2. The overnight campground site has had a Special Use Permit since July 21, 1987.
3. The property is within the Reserve Area as designated by the Albuquerque/Bernalillo County Comprehensive Plan.
4. This request has substantial neighborhood support.
5. Unique conditions exist in regards to the use of this parcel in that there are several travel related uses in the surrounding area.
6. This request is consist with the Southwest Area Plan in that the proposed site contains adequate infrastructure with respect to water, sewer and roads.
7. This property is located in Residential Area One as designated by the Southwest Area Plan.

8. This request is consistent with Resolution 116-86 in that changed neighborhood conditions exists in that travel related uses can be found adjacent to the site.
9. This request is consistent with the health, safety, and general welfare of the residents of the County.
10. This Special Use Permit (CSU-50024) for a Special Use Permit for a Specific Use for RV Storage and an amendment to the existing Special Use Permit to include a club house supercedes the previous Special Use Permit for this site (CSU-86-49).

Conditions:

1. A grading and drainage plan shall be submitted to the Bernalillo County Public Works Division for review and approval within two months after the final Bernalillo County Commission approval.
2. The applicant shall submit for review and approval to Bernalillo County Office of Environmental Health Office detailed engineering drawings that include the wastewater treatment area (including the tank and disposal field) and the drainage ponding area.
3. The wastewater treatment area shall be shielded by an earthen hard packed berm installed to direct water flow away from itself and towards the drainage ponding area.
4. The applicant shall comply with the Bernalillo County Zoning Ordinance requirements for signage (C-1 zoning), and paving requirements (for RV storage) (C-2 Zoning).
5. Lighting shall be site-specific. Shielded or cutoff fixtures shall be provided so that no fugitive light crosses to adjacent lots. On-site lighting shall be shown on the revised site plan. Outdoor light poles shall not exceed sixteen (16) feet in height above existing grade; when mounted on buildings or structures, fixtures should not exceed twelve (12) feet from existing grade.
6. The applicant shall comply with the Bernalillo County Zoning Ordinance parking requirements for the proposed clubhouse (Section 21.A.14).
7. In the event of future residential uses are developed adjacent to the subject site, a solid fence at least six feet high shall be erected and a 6-foot wide landscape buffer within 120 days from the date of residential construction.
8. A Traffic Impact Analysis and a State driveway permit may be required for access to the State Road. A copy of the permit shall be submitted, if required, to the Zoning, Building, Planning, and Environmental Health Department.
9. The applicant shall submit to the Zoning Administrator, a revised site plan consistent with the conditions of this Special Use Permit within 2 months from the date of final Board of County Commission approval. The revised site plan shall include the required landscaping, fencing and signage details.
10. The Special Use Permit shall be issued for life of the use.

11. The foregoing Conditions shall become effective immediately upon execution or utilization of any portion of the rights and privileges authorized by this Special Use Permit, and shall be strictly complied with within one (1) year.
12. The applicant shall comply with all applicable Bernalillo County ordinances and regulations.

ATTACHMENTS:

1. County Planning Commission Notice of Decision Letter (February 3, 2006)
2. County Planning Commission Information Packet

STAFF ANALYSIS SUMMARY

ZONING, BUILDING & PLANNING DEPARTMENT:

Staff Recommends Approval

VERSION 4.0